

DIVISION 5. - R-3 RESIDENTIAL DISTRICT

Sec. 94-220. - Scope and intent.

Regulations set forth in this section are the R-3 residential district regulations. The R-3 district encompasses lands devoted to medium-density residential districts.

(Ord. No. 20-2008, 12-8-08)

Sec. 94-221. - Compliance.

Within the R-3 single-family residential district, land and structures shall be used in accordance with standards of this division.

(Ord. No. 20-2008, 12-8-08)

Sec. 94-222. - Permitted uses.

Structures and land may be used for only the following purposes:

- (1) Single-family detached dwellings.
- (2) Two-family dwellings.
- (3) Accessory buildings and uses.
- (4) Guesthouses.
- (5) Swimming pools (private).

(Ord. No. 20-2008, 12-8-08)

Sec. 94-223. - Conditional uses.

Structures and land may be used under specific conditions for only the following purposes, provided that no building for such proposed use is located within 100 feet of any property line:

- (1) Golf courses.
- (2) Swimming pools (public).
- (3) Tennis or country clubs.
- (4) Public and private community clubs or associations.
- (5) Athletic fields.
- (6) Parks and recreation areas.
- (7) Home occupations.

- (8) Churches, synagogues and similar places of worship and their customary related uses.
- (9) Electric, power yards, substations.
- (10) Utility substations.
- (11) Other public land uses owned and operated by municipal, county, state or federal governments, including schools teaching general education courses, parks, playgrounds and swimming pools, after review and recommendation by the planning commission and upon approval of the city commission.
- (12) Nursery schools and kindergartens, provided that they shall have at least 35 square feet of indoor space provided for each child and at least 100 square feet of play area per child in the outdoor play area; and that the outdoor play area shall be enclosed by a fence having a minimum height of six feet; and provided that the principal building of such use shall meet all the yard requirements of the R-2 residential district.
- (13) Day care homes.
- (14) Bed and breakfasts.
- (15) Rooming and boarding houses, tourist homes, convalescent or nursing homes, group personal care homes; assisted living facilities.
- (17) Retirement centers.
- (18) Public, parochial and private schools and colleges when located on a site of at least five acres and including covenants [convents], monasteries, dormitories and other related living structures when located on the same site as the school or college.
- (19) Halfway/transitional home.
- (20) Apartments; apartment buildings; and townhouses.

(Ord. No. 20-2008, 12-8-08; Ord. No. 2-2021, § 2, 5-10-21; Ord. No. 2-2022, § 1, 11-14-22)

Sec. 94-224. - Setbacks and regulations.

Minimum lot area (sq. ft.)		One-family—½ acre Two-family—⅓ acre
Minimum lot dimensions		
	Width	60 ft. or 35 ft. at front setback cul-de-sac lots
	Depth	None

Minimum Yards		
	Front setback from street right-of-way or property line	40 feet
	Side	10 feet
	Rear	25 feet
Maximum Building Height		
	Feet	40 ft.
Minimum Heated Floor Area		
	One-bedroom	600 sq. ft. Two-bedroom 750 sq. ft.
Minimum Distance Between buildings		Front to front: 50 feet Front or rear to side: 50 feet Side to side: 20 feet

(Ord. No. 20-2008, 12-8-08)

Secs. 94-225—94-234. - Reserved.